

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
May 8, 2024 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Megan Mraz
David Connors
Christina Fanning
Michael Summerfield- Phone

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager
Shane Kinsey, Director of Public Works
Kristin Camp, Solicitor
30 Audience Members

CALL TO ORDER:

Mr. Zurl called the meeting to order at 7:00 p.m.

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl announced the next regularly scheduled meeting will take place on June 12, 2024 at 7:00 p.m., the meeting agenda deadline is June 5, 2024 at noon. Mr. Zurl also announced that the Board of Supervisors held an executive session on April 10, 2024 and again on May 1, 2024.

I. PUBLIC COMMENT

Mr. Zurl called for Public Comment on agenda items. Mrs. Mary Schlachter stated that she wanted to address the Cliff Anderson Property and the 90 day extension and if he is actually moving forward with his plans. She has watched over the last couple of weeks a farmer disc, fertilize and plant the 20 acres, they would not put all that effort and money into it if they could not get a crop off of it, so I would assume in the next six months he will not be breaking ground. She also stated that any new members of the Board should be brought up to speed and aware of the history of this property. Remind the Board of the dramatic change this type of use would bring to the neighborhood, every week day and all but a few weekends would be disrupted by this misplaced commercial use. Mary ask that the Board consider denying the 90 day extension of the land development plan.

Ms. Julie Gardner, 621 Morriseinna Lane, I spoke last Board of Supervisors Meeting in regards to the traffic volume in regards to the possible new developments on either side of Route 41. Anything that can be done to manage traffic volume, prevent escalation of traffic problems and safety implications at the Woodview and Route 41 intersection would be a benefit to the community.

Wayne DiFrancesco, 184 W. London Grove Road, would like to add to Mary's comments about the Anderson extension. I know there are new members on the Board who were not involved with that proceeding so I want to take a moment to review that. N. Guernsey Road is a very rural area, this property sits between W. London Grove Road and Lloyd Road on Guernsey Road. It is an open field that is used for agricultural purposes and has been for years and that's in conformity with the comprehensive plan and zoning. Unfortunately there was a glitch in the zoning and I feel it was exploited by Mr. Anderson. What was intended to be an opportunity for an occasional horse show on a farm property in that area was opened up to a dog park and is slated for daily lessons and activity and almost every weekend even with the terms of the conditional use. The neighbors have been in opposition to this since the idea or project was originally proposed and in fact we took it all the way through to an appeals court. Unfortunately, the Township has acquiesce to some of Mr. Anderson's interpretations and conditions despite the fact that there are many short comings to this property for the use. First of all it is a commercial use and not appropriate in the rural setting. That none the less was exploited and then we found out there was an interpretation of the septic capacity that was debated and unfortunately Mr.

Anderson got the benefit of that also. We hope that you really understand and will take the part of the neighbors who have been opposing this and have in fact spent well over \$50,000 in this process. It is totally inappropriate for the area and belongs down on Baltimore Pike in a commercial location. We would like your support in getting this stopped.

Mr. Zurl stated I'm glad our solicitor is here tonight. First of all, we cannot do anything, the township was against this at first, it went in front of the courts and the courts said yes that is a proper use of the grounds. Mr. DiFrancesco stated I understand that that fallacy in the ordinance was exploited and that worked to Mr. Andersons advantage but again, I think Mr. Anderson has not shown an affection or the community he even approached you to wave the open space fee that was to be provided by his development, really all it is, the bottom line is he wants it done as cheaply as possible and would not do any more than is absolutely necessary, when found that the septic capacity was inadequate for the use they wiggled out of that and went to another classification and he got the benefit of doubt on that. There must be away the Board can help this community.

Mrs. Camp stated the zoning part of this is complete. It went through court there is nothing you can do about the zoning. What is before the Board is a land development application that is working its way through the process and the 90 days in most cases is an unrealistic time frame. It's there to protect the developer not the township. It basically says Township you must act in 90 days to approve or deny the plan unless I the developer or applicant grant you an extension of time. What was happening in the MPC was townships were just dragging on the process because they didn't like a development, so they lobbied the MPC to have this 90 day window, so you must act in that 90 days. You cannot just willy nilly say no we are not going to grant you the extension. There are many cases that talk about that saying that is acting in bad faith and the land development process is a give and a take. If the applicant is working through the process having their plans be revised to meet consultant review comments, to address planning commission comments to address board comments you cannot just flat out deny it. You have to grant these extensions, now if its taking ten years, less than that even and they are just not doing anything and they are just sitting back and trying to stay vested then you can. But you have to deny the plan based on reasons that the plan doesn't meet your subdivision and land development ordinance. You cannot just say no I'm not going to grant you an extension. If you are not going to grant an extension of time you need to be prepared to deny the plan and in your motion of denial, state the reasons why and you have to site sections in your zoning and your subdivision and land development ordinance, stormwater ordinance or any other ordinance that are relevant as to why the plan cannot be approved.

Mr. Connors asked why is it taking them so long to get through land development. Ms. Camp stated I do not know the answer to that question. Mr. Connors stated the conditional use approval was years ago. Ms. Camp stated you can grant the extension and say to the applicant this is the last one were only going to extend it and want you to come to our next meeting and give us a timeline and update on where the project is. Mr. Connors stated we had a similar situation with a developer over at 41 and N. Guernsey Road it was planned for housing. It sat on the shelf for several years, we put them on a clock and said you have to have this done by this date and this done by that date and it was all reasonable. Deadlines came and went and then we were able to deny the plan. Ms. Camp stated yes, you have the right, if they are not making progress in reviewing consultant comments and updating the plans you have the right to put it on your agenda and then deny the plan. Mr. Connors stated that is the only option we have at this point. You said earlier we cannot just deny the plan. Mr. Zurl asked Mr. Battin has there been progress on this. Mr. Battin stated yes the engineers are moving forward with this, I don't know exactly where they are in the process.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of April 10, 2024. Mrs. Fanning made a motion to approve the meeting minutes of April 10, 2024, seconded by Mrs. Mraz and approved by a vote of 4-0. (The phone cut out.)

III. REPORTS FOR APRIL 2024

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report, prepared by Mr. Ward. There were no questions from the Board.

Code Department

Mr. Zurl reviewed the Code Department report for April, prepared by Mr. Elwood. There were no questions from the Board.

Public Works

Mr. Kinsey presented the Public Works Department report. There were no questions from the Board.

Finance Department

Mr. Zurl reviewed the Financial Report for April 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mrs. Fanning made a motion to approve the April report, seconded by Mr. Connors and approved by a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. There were no questions from the Board.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for April 2024. There were no questions from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the Southern Chester County EMS Report. There were no questions from the Board.

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report for the month of April. There were none.

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for April. There were no questions from the Board.

Boards and Commissions

Appointment of Casey Groff to the Parks and Recreation Committee for an unexpired term of 1/1/20-12/31/24.

Mrs. Mraz made a motion to appoint Mr. Groff to the Parks and Recreation Committee to fill the unexpired term of 1/1/20-12/31/24, seconded by Mrs. Fanning and approved by a vote of 5-0.

Mr. Zurl announced that there are still many openings for volunteers on several Boards and Commissions. For a complete list please see the Township Website or call Mrs. Maciejczyk at the Township to discuss volunteering.

(Michael Summerfield was disconnected 7:44 p.m.)

IV. HEARINGS

V. FIRST BUSINESS

Conditional Use Decision for London Grove West Apartments

Mrs. Camp, Township Solicitor, explained that a conditional use hearing is a zoning hearing it's an approval that only the Board of Supervisors can grant after the public hearing process. The Applicant is London Grove West LP, they are seeking conditional use of property located at 500 and 516 Hepburn Road, and they are seeking to build an apartment complex with 32 individual buildings and 192 apartments. The property is in the Commercial Zoning District and the zoning does allow apartments and apartment complexes in that district by Conditional Use. We advertised public hearings, we held hearings on October 18, November 8, and March 26, 2024. There were three hearings and at those hearings the public was invited to attend and people who lived in close proximity to the property were invited to become parties to the hearing. There were 5 property owners that were granted that party status. The applicant presented expert testimony from a civil engineer, a traffic engineer and the applicant themselves testified. The Township has their own consultants. The Township pays for a civil engineer, a traffic engineer, a landscape architect and the township engineer. They reviewed the plans and determined if they complied with the zoning ordinance and gave review letters which were part of the record in the hearing. When I say hearing it is like a court proceeding where there is a court reporter and you have to be recognized to speak and there are rules that we have to follow. That is why I made the statement once the record is closed people can make comment to the Board but once the record is closed that is not evidence that the Board can accept in their decision. The conditional use means there was a legislative decision when the ordinance was adopted that apartment buildings, apartment complex were an appropriate use of property in the commercial district. The applicant had to present evidence that they met all the criteria that the zoning ordinance calls out for apartment complexes in the commercial district that was their burden. The opponent, wanted the board to deny it has to present substantial creditable evidence that this particular apartment complex was going to create a more negative impact on the health, safety and welfare, whether because of noise, pollution or traffic. These are the types of things that the opponents would have had to show this particular apartment building in this particular location the way they are planning on doing it creates a more harmful impact on what you would normally expect from an apartment building. It has to be over and above what you would ordinarily expect from an apartment complex.

Mrs. Camp, stated after all the evidence was presented and the notes of testimony from the court reporter, the board could review all the exhibits, what I did was went through and prepared a draft decision. I then met with the Board and we went over that draft decision and Mrs. Camp gave her opinion on whether she felt they met their burden under the law but then there are certain conditions that the Board feels strongly that the applicant has to comply with. The draft decision does grant the approval for the apartment complex but it has conditions. The conditions are as follows.

1. The property has to be done and has to be built in conforming with the plans presented. During the course of the hearing the plan was revised and the revised plan is B-14 which is the plan that is getting approved. But that is only from zoning approval, the applicant if they want to move forward they will have to file land development plans and go through the detailed engineering and get the land development approval. The base plan that they have to start with is exhibit B-14 from the hearing. They also have to comply with all the evidence and testimony that was presented during the hearing, so if they made representation and promises during those hearings then this condition says they have to comply with those.
2. In addition to getting Township approval there's other government agencies that have to issue approval. For example, one of the things they are proposing is to change the signal timing for the traffic light at Hepburn Road and Route 41, and that is something that PennDOT approves. The second condition says they have to get all other outside agency

approvals, PennDOT the Pennsylvania Department of Environmental Protection (DEP) will have to approve the permits for Stormwater, Sewer Connections things like that as a condition.

3. They have to comply with comments made by the Township Landscape consultant, and she issued a letter that was part of the record that compliance will be done during the land development process.
4. To the extent practical the applicant shall retain the existing berm on the property where it abuts Hepburn Road and Route 41 and maintain existing mature trees and vegetation on this berm. The applicant has made a comment that the practical ability to keep that or not would be discussed during land development. This is a manmade condition and the Board understands that the man access point comes through that location, but to the point that in any ability it could act as a buffer the Board would like to see that.
5. The Board would like a fence along the northern property boundary where it abuts to route 1 to prevent pedestrian access to Route 1. Details of fencing will be worked through during land development.
6. As part of land development approval process the applicant shall design stormwater management facilities to handle the impervious cover from the proposed development to comply with the Township's Stormwater Management Ordinance. As part of this design, the applicant shall analyze if existing stormwater management facilities in Hepburn Road and/or Baker Station road are of sufficient size and suitable condition to handle additional stormwater flow from the proposed apartment complex. If the existing facilities cannot handle the flow proposed to drain from the apartment complex, Applicant shall improve or replace the same. Applicant shall also implement the recommendation from the County Planning Commission which suggested that additional landscaping and vegetative screening be installed in the basins to soften the appearance of the stormwater management basins.
7. The board is concerned that students waiting for school buses will be waiting for the bus along Hepburn Road in potentially dangerous locations. Therefore, the Board will require the applicant to provide a public easement area on the property to allow public access by school buses to pick up and drop off students. The location of this public easement shall be determined by the parties as part of the land development process. During the land development process, the applicant shall meet with Avon Grove School District to review the revised plan and make suitable arrangements for access to the apartment complex through this public access easement by school busses and bus stops. The Applicant shall provide these improvements on the land development plan.
8. The revised plan shall be revised to address the recommendation from the Township traffic engineer's review letter dated October 13, 2023, which was admitted as Exhibit B-11, to the reasonable satisfaction for the Township traffic engineer and subject to approval by PennDOT.
9. The revised plan shall be revised to provide sidewalks along the frontage of the Property where it abuts Hepburn Road and connecting to the existing sidewalk along the eastern side of Hepburn Road and continuing until Hepburn Road intersects Route 41. This is because residents from the apartment complex will likely walk on the sidewalk network to access London Grove Village Shopping Center and public transportation. Applicant shall evaluate if existing sidewalks and crosswalks leading to the Shopping Center and internal to the Shopping Center must be repaired and repainted to provide safe access. The details and specifications of what improvements must be completed to the sidewalks and crosswalks shall be approved by the Board as part of the final land development plan.
10. Applicant shall implement the following road improvements:
 - Improve and widen Hepburn Road to a width of 26 feet along the entire property frontage;
 - Install traffic calming measures on the internal driveways to improve pedestrian safety, reduce vehicle speeds and discourage cut through traffic.

The details and specifications for these traffic calming measures shall be approved by the Board as part of the land development approval;

- Design and sign the internal driveways in the apartment complex for 15 miles per hour speeds;
- Design the eastern most driveway access from Hepburn Road as an all-way stop control;
- Prohibit left turn ingress into the western most driveway access and install a channel island to prohibit such movements;
- Prohibit left turn egress out of the western most driveway access and install a channel island to prohibit such movement;
- Install a pavement overlay on Hepburn Road and Baker Station Road between the western property boundary and the bridge located approximately 300 feet to the west of the intersection of Hepburn Road and Baker Station Road.

The design and specifications of such road improvements shall be approved by TPD and the Board as part of final land development.

11. Applicant proposes traffic signal timing and phasing changes for the intersection of Route 41 and Hepburn Road/Moxley Lane to mitigate impacts of the proposed development. The signal timing adjustments consist of reallocation of green time from Route 41 to Hepburn Road to manage queues on the Hepburn Road approach. The traffic signal at the intersection of Route 41 and Hepburn/Moxley Lane is owned and maintained by London Grove Township. Therefore, all signal modifications must be approved by London Grove Township as part of the land development approval. In order for London Grove Township to approve any signal modifications, applicant must demonstrate that PennDOT will accept the signal phasing and timing revisions proposed in the January 23, 2024 Transportation Impact Assessment, prepared by Bowman for London Grove Village West, which includes the reallocation of green time from Route 41 to Hepburn Road to ensure that queues do not extend into the roundabout. In addition, applicant shall install spillback detectors on the Hepburn Road approach to enable the traffic signal to provide additional green time for the Hepburn Road approach, as needed, to prevent queues from extending into the roundabout. Applicant shall obtain preliminary approval for the traffic signal modifications from PennDOT prior to the Board approving the preliminary subdivision and land development plans. If PennDOT does not authorize the proposed traffic signal timing revisions and installation of spillback detectors to ensure that queues will not extend into the roundabout, applicant shall be required to provide dual left turn lanes on the Hepburn Road approach and the associated widening of Route 41 to accept the dual left turn movements. The Board may, at their discretion, accept alternative improvements to the intersection of Hepburn Road/Route 41 that address the concerns of traffic backing into the roundabout.
12. Applicant shall provide a copy of the Revised Plan to the Township Fire Marshal and fire companies who will respond to emergencies at the property for review and approval. If the Fire Marshal and the fire companies determine that there is not adequate turning radius for emergency service vehicles to access and navigate the apartment complex, applicant shall implement the Township Fire Marshal and the fire companies' suggestions for revisions to the revised plan to provide safe access and circulation throughout the apartment complex.
13. Applicant shall provide electric vehicle charging facilities at the apartment complex. Applicant will work with the Board to determine a reasonable number of electric vehicle charging stations as part of the land development process.
14. Applicant shall install a streetlight at the westernmost access driveway at the intersection with Hepburn Road. The details and specifications for such light shall be approved by the Board as part of the land development plans. Applicant shall pay for the cost to power

and maintain this light pole.

15. Applicant and its successors and assigns in interest to the property shall be strictly bound by: 1 all of the representations, warranties and commitments made by or on behalf of the applicant in the testimony, plans and other exhibits that were introduced into the record on these proceedings, whether or not express reference is made to said representations, warranties and commitments in this decision; and 2 all of the foregoing conditions of approval.

Mr. Connors stated this is definitely one of the more thoughtful evaluations that I have seen a board in the 13 years that I have been here with a conditional use application. There are some concerns but I think we have spent a lot of time trying to address them as best as we can.

Mrs. Camp stated I just want to make sure the people understand this is the beginning step, the land development process is not a public hearing with a court reporter and evidence but it is a public process, that gets reviewed usually two or three times with the planning commission, the Township Engineers, the County Planning Commission and then the Board of Supervisors. There is a lot more input that can be provided by the public at that land development stage. Mrs. Camp speaking to a residents addressed I know that you had raised a concern about the property line, the applicant was ready to address it at the last hearing but you were not present, to the extent that you dispute where the property markers are, the applicant has a surveyor that has to sign their plans survey under their seal that the property they are representing is theirs. That's an issue between you and their surveyor.

Mrs. Mraz, stated we did bring that up and talk about that in our conversation so it wasn't like it wasn't heard.

Mrs. Camp stated yes it was heard, and this board is not going to decide a survey issue that is something that the court has to decide or you and applicant need to come to an agreement. This board does not have jurisdiction to decide whose property it is.

Mr. Motter stated are they allowed to say that it is approved with the property lines in the wrong place.

Mrs. Camp stated they are relying upon, it is a conditional use plan it is not a fully engineered plan that has been sealed and approved yet, once they get a land development plan that is signed and sealed by a surveyor saying that this is property owned by the applicant, they have the right to rely on that, unless you have a court order that says otherwise. They will not decide a survey issue that is a court matter.

Mr. Motter stated even though it is incorrect the way they submitted it.

Mrs. Camp stated that is your position that is not what their position is. They are relying upon a surveyors seal. If you disagree you are going to need to have a conversation with them or file something in court to assert your rights.

Mrs. Fanning asked have you reached out to Pettinaro to have the conversation in regards to the lot lines.

Mr. Motter stated no, I came to this meeting because I missed the last hearing. I was hoping even in my absence that they would answer the question because the applicant said she would be prepared for this in the next meeting.

Mrs. Fineroski stated I did say we would look into this, but as Mrs. Camp just explained it is not a matter for us discuss here with the Board. I will be happy to talk with you about it outside of this venue because it is a matter between us not the township.

Petition for Pickleball Courts in Goddard Park

Mr. Zurl reviewed that the Township received a petition for Pickleball Courts to be added to Goddard Park. The Board suggested that it be reviewed by the Parks and Recreation Committee and if they feel it is warranted at that time then it be added to the Masterplan as we are updating it.

Troop 4136 Silver Award Project Proposal for Solomon’s Temple Union American Cemetery

Girl Scout troop 4136 gave a fantastic presentation on restoring and rejuvenating the Solomon’s Temple Union American Cemetery on Guernsey Road. In their presentation they reviewed the historical significance of this cemetery and their interest in restoring it back to a respectable place of rest for the residents. Mr. Stephen Zurl, commended the Girl Scouts on taking on a project so big and so meaningful. Mr. Zurl states “As a fellow history buff I am glad to see a group of individuals taking on a project with so much historical significance. The Township has been maintaining it over the last several years. When this cemetery was turned over to the Township by court order for maintenance in 1965.” “I am so glad to see a renewed interest in the history of London Grove Township.” Mrs. Megan Mraz states, Troop 4136 Girl Scouts Cadets provided a thoughtful presentation focusing on a project that showcases creativity, compassion, and commitment to making a positive impact on our community. I am grateful to these young adults for honoring the past heroes of our community. I admire their dedication to making a difference and am excited to see the finished work!" Mrs. Camp stated that she will do some research on the deed to make sure that we are allowed to give permission and money to help this troop with this fantastic project. The Board agreed that once we are in the clear and legally allowed to make that decision we would be happy to help these girls fund this project.

Tim Gardener, stated sorry I am coming to this process late, we have a farm property that has been there since 1993, we have concerns, I understand what has happened and I would like to congratulate the Board on the thoughtful conditions to the conditional use approval including holding the line on the 26 foot road. It is a difficult process and we respect the right of the developers and the strong position the township has had about zoning below and above Route 1, anyway thank you.

Mr. Connors made a motion to approve the conditional use as provided tonight in this meeting, seconded by Mrs. Fanning and approved by a vote of 4-0.

VI. OLD BUSINESS

VPP Grant Route 41 Discussion

Mr. Battin stated that there has been nothing new since the virtual meeting, they are still progressing and the comment period is continuing at this time.

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl reviewed an email from PennDOT regarding this roundabout. They are considering an early summer virtual project presentation meeting.

VII. NEW BUISNESS

Resolution 836 Sewage Facilities Planning Module Yeatman Tract

Mr. Battin suggested tabling this item at this time. They are still working with the Municipal Authority Board to iron out some items. The Board agreed.

Municibid Award- Shane Kinsey

Mr. Kinsey stated that the following items were listed on Municibid as approved by the Board. The auctions ended on Friday 4/26/204 and Monday 4/29/2024 and the highest bid received on each item is as follows.

| | | |
|--------------------------|----------------|----------|
| Antique Fireplace Front | Bill Wilhelm | \$26.00 |
| Salvaged Railing | Bill Wilhelm | \$2.00 |
| Lot of 30 Salvaged Doors | June Victor | \$341.00 |
| Lot of 3 Lights | Dominique Lapp | \$30.00 |

| | | |
|-----------------------------|-----------------|-------------|
| Architectural Salvage | Scott Kinnan | \$1.00 |
| 2022 Ford Rear Bumper | Mark Pniewski | \$245.00 |
| Lot of 20 Lights | June Victor | \$68.00 |
| 8' 2022 Ford Bed | Larry Neureiter | \$1,050.00 |
| 15X8 RCP pipe | Tony Presti | \$1,033.99 |
| American Harvester Juicer | June Victor | \$780.00 |
| Kubota L4200 Tractor | Michael Fifth | \$5,650.00 |
| 1997 Ford Bucket truck | Kerry Stoner | \$16,101.00 |
| 2012 Ford F350 Utility Body | Steve Tomasic | \$12,300.00 |

Mr. Kinsey stated that they recommend approval of these items to the highest bidder.

Mrs. Mraz made a motion to award approval of the above items to the highest bidder as outlined in Mr. Kinsey's memo dated 4/30/2024, seconded by Mrs. Fanning and approved by a vote of 4-0.

Avon Grove Charter School Cross Country Use of Goddard Park

Mr. Battin stated that the Avon Grove Charter School Cross Country Track team has requested the use of Goddard Park as they have in the past. They have two home meets this year. 9/10/2024 and 10/15/2024.

Mr. Connors made a motion to approve Avon Grove Charter School Cross Country Track team use of Goddard Park with an updated certificate of insurance on file, seconded by Mrs. Fanning and approved by a vote of 4-0.

Zoning Hearing 1052 Spencer Road- Party Status

The Board agreed that they do not want to be a party to this hearing.

VIII. LAND DEVELOPMENT

PLANS:

Barbara Yeatman 90-Day Extension till September 4, 2024

Mr. Connors made a motion to approve the Barbara Yeatman 90 day extension till September 4, 2024, seconded by Mrs. Mraz and approved by a vote of 4-0. The Board would also like the applicant to come to the June meeting to give a timeline and an update on the project.

Cliff Anderson 90-Day Extension till September 9, 2024

Mrs. Mraz made a motion to approve the Cliff Anderson 90 day extension till September 9, 2024, seconded by Mr. Connors and approved by a vote of 4-0. The Board would also like the applicant to come to the June meeting to give a timeline and an update on the project.

HiMedia Labs 90-Day Extension till August 17, 2024

Mrs. Mraz made a motion to approve the HiMedia Labs 90 day extension till August 17, 2024, seconded by Mr. Connors and approved by a vote of 4-0.

Dillon Property 524 Gap Newport Pike 90-day extension till August 25, 2024

Mrs. Mraz made a motion to approve the Dillon Property 524 Gap Newport Pike 90 day extension till August 25, 2024, seconded by Mr. Connors and approved by a vote of 4-0.

London Grove West Extension

Mr. Connors made a motion to approve the London Grove West Extension till November 25, 2024, seconded by Mrs. Mraz and approved by a vote of 4-0.

X. EXTENSIONS

NO ACTION NEEDED

| Development | Application | Date Received | 90 Day Expiration | Planning Commission | Notes |
|-------------|-------------|---------------|-------------------|---------------------|-------|
|-------------|-------------|---------------|-------------------|---------------------|-------|

| | | | | Approved | |
|--------------------------------------|-------------------|------------------|---------------|----------|-----------------------|
| Barbara Yeatman | Preliminary/Final | October 1, 2018 | June 6, 2024 | | 90 day approved above |
| Needham Farms | Preliminary | March 15, 2005 | July 21, 2024 | | |
| Cliff Anderson | Preliminary | June 30, 2021 | June 11, 2024 | | 90 day approved above |
| Hi Media Labs | Preliminary | May 25, 2023 | May 19, 2024 | | 90 day approved above |
| Dillon Property 524 Gap Newport Pike | Preliminary/Final | May 31, 2023 | May 25, 2024 | | 90 day approved above |
| Yeatman Tract | Preliminary | August 30, 2023 | July 22, 2024 | | |
| Ha's Place Center | Preliminary/Final | January 31, 2024 | June 29, 2024 | | |
| 146 Garden Station Road | Preliminary/Final | March 24, 2024 | June 22, 2024 | | |

| Development | Application | Date Received | 5 Year Expiration | Planning Commission Approved | Board of Supervisors Approved |
|-------------------|-----------------------------|-------------------|-------------------|------------------------------|-------------------------------|
| London Grove West | Approved Final | December 22, 2010 | May 25, 2023 | April 27, 2011 | August 10, 2011 |
| Kaolin Mushrooms | Approved Final Plan | December 11, 2018 | April 4, 2023 | February 28, 2018 | April 4, 2018 |
| Marks Properties | Approved Final | February 26, 2020 | December 2, 2025 | November 18, 2020 | December 2, 2020 |
| AG Charter School | Approved Preliminary /Final | November 30, 2022 | May 10, 2028 | April 26, 2023 | May 10, 2023 |

XI. PUBLIC COMMENT NON-AGENDA ITEMS

Mr. Zurl called for Public Comment on non-agenda items.

ADJOURNMENT

A motion was made by Mr. Connors to adjourn the meeting at 9:06 p.m., seconded by Mrs. Fanning and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary